

Arlington Historical Commission
Minutes for the Meeting of
Tuesday, 5 September 2017
Whittemore-Robbins House, 7:45p.m.

1. Call to Order: Commissioners Patrick Guthrie, Dianne Schaefer, and Chair, JoAnn Robinson.
2. Review of minutes: Reviewed minutes from July 11, 2017 and July 25, 2017. Approved with edits.
3. Communications Received:
4. Reports of other Town Boards and Historical Organizations:
 - a. Arlington Preservation Fund (Guthrie, Schaefer)- Nothing to report.
 - b. Arlington Historical Society (Meister)- No report.
 - c. Arlington Historic Districts Commission (Robinson)- No report.
 - d. Community Preservation Act Committee (Robinson)-Moving forward.

Historical Commission FY 2016 Budget – Nothing to report.

5. Projects Proceeding under Hearings and Approvals:
 - a. Whittemore Robbins Carriage House CPA Guthrie- Unveiling of the completed project on September 16, 2017. A statement was requested of the Arlington Historical Commission to express support and pleasure with the results.
 - b. 42 Henderson Street 10/15 Schaefer- No report.
 - c. 3-11 Lakeview Street 4/16 Schaefer/Robinson- Stop Work Order
 - d. 47 Mystic Lake Drive 9/16 Guthrie- Work in progress.
 - e. 487 Massachusetts Avenue 5/17 Schaefer- No new sign yet.
 - f. 89 Beacon Street 4/17 Schaefer- Framed in insulation. Work in progress.
 - g. 47 Bartlett Avenue 7/17 Robinson- In progress.
 - h. 15 Colonial Drive 7/17- Demolished.
4. Continuing Projects
 - a. Arlington Civic Block Garden: Robinson – CPA Report.
 - b. Education/Outreach: Robinson – Nothing report.
 - c. Historic House Markers: Vicki Rose
 - d. Town Hall: Nothing to report.
 - e. Web Site: Stange – Nothing to report.

5. Discussion and Hearings:

8:00pm Hearing for 21 Ashland Street. Owners: Aaron Nelson and Felix Nelson.
Contractor: Bill Darnell. Plan to convert freestanding garage into a living space.

The Arlington Historical Commission held a hearing at 8:00pm on September 5, 2017, to review proposed changes to the exterior of the garage at 21 Ashland Street.. This property is listed on the Arlington Historical Commission Inventory of Significant Properties. At the hearing a quorum of the Commission voted unanimously to authorize repairs to the garage as follows.

The two garage doors will be removed and the new wall will be built to match the existing sidewalls of the garage. Two new windows will be installed on this side. All new windows will match size of the existing windows. Windows will be Pella double hung windows with simulated divided lights, six over six lights to match original. All wooden window and door trim will match the existing dimensions. A new door will be installed on the side of the garage. A new light will be installed beside this door

All new windows and the door will be selected in consultation with the Historical Commission monitor. Patrick Guthrie will be the monitor for this project.

Any other exterior changes to the building must be communicated to the Commission monitor for approval.

8:37pm Hearing for 444 Massachusetts Avenue Presenters: Rajwant Singh, owner and Ali Carter, Planning Department. The signage change presented will not have LED lighting. The proposal is to have the same dimensions and retain the gooseneck lighting. The business name is changing from Punjabi Tadka to Singh Saab.

A motion was made to approve with same dimensions of previous sign and will retain gooseneck lightning. All voted in favor of the motion.

9:00pm Hearing for 39 Winter Street with Steve McKenna, Real Estate Agent and Bruce Fitzsimmons representing Mr. Keith Lombardi, owner under purchase and sale agreement. The current owners have signed permission to discuss plans. The closing date for 39 Winter Street is October 30, 2017.

Following discussion regarding demolition versus possible restoration, a motion was made.

The motion is made to preferentially preserve the property at 39 Winter Street. This is contingent on the submission of the demolition request to the Building Department. All voted in favor of the motion.

Hearing closed at 9:40pm.

9:40pm Hearing for 43 Winter Street with Steve McKenna, Real Estate Agent and Bruce Fitzsimmons representing Mr. Keith Lombardi, owner under purchase and sale agreement. The current owners of the property are Charles Kelley, Mary Muldoon and Rose Sharples.

The Arlington Historical Commission held a hearing at 9:40pm on September 5, 2017, to review plans to demolish the house at 43 Winter Street. This property is listed on the Arlington Historical Commission Inventory of Significant Properties. At the hearing a quorum of the Commission voted unanimously to preferentially preserve the property at 43 Winter Street.

The motion was to preferentially preserve the property at 43 Winter Street.

Closed hearing at 10:15pm

The Commission encouraged further discussion regarding 39 Winter Street and 43 Winter Street will take place next month on October 3, 2017.

Informal Discussion: 27 Wyman Street with Dana Sussman and David Johnston, owners. Plan to restore barn on their property. A letter of assessment of the conditions of the property was shared with the Commission.

Findings and recommendations included:

1. The roof structure is inadequate.
2. The walls are out of plumb which is partly the result of the insufficient lateral force resistance of the structure. This is causing joists to lose their bearing as the walls have shifted out.
3. The central beam is inadequate for the span. It is missing the proper supports and shows significant sagging
4. The existing foundation is completely missing. There is rot at the sill structure. In its current condition the building can collapse under an average amount of snow load. The central beam could also collapse under the dead weight of the second floor structure. It is the professional opinion of Stanislav Berdichevsky, P.E. that the building is unsafe and requires significant repair and reinforcement.

A hearing is to be scheduled in October.

The Arlington Historical Commission meeting adjourned at 10:45pm.

The next Arlington Historical Commission meeting will be October 3, 2017 at 7:45pm.

For the Arlington Historical Commission, Victoria Rose, Recording Secretary.